

CLIENT VIEW



List Price	\$189,900	MLS #	SM132489
Status	FOR SALE	Type	Semi-Detached
Address		64 Pearson DR	
City		Elliot lake P5A 2V8	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	118.44 x IRR
Assessment \$	69,000.00	Acreage	
Annual Taxes \$	\$1,447.16	Fronting On	South
	2021	Land Type	
Possession 60 Days Preferably			
Closing Date			

Public Remarks This fantastic property is situated on a double lot, boasts ample parking for vehicles and toys and offers a nice private setting with nature at your doorstep! This charming home features new countertops, backsplash and hardware in the kitchen, a sun-filled living room with a gas fireplace (new 2009) and an updated powder room on the main floor. 3 bedrooms and a full bath found of the upper level. Spacious master bedroom offers his & her closet space, second bedroom has a small walk-in closet and the third bedroom has a custom built-in desk. Basement is partially finished and ready for you to personalize. Sit back and relax on the new covered side deck (2019) with French doors or in the low maintenance intimate backyard space featuring a rock garden and AstroTurf. Natural gas hookup for a BBQ or fireplace at the front and back of the home! Furnace is located in the attic and central air is the perfect addition to those hot summer days. Shingles and eaves trough replaced in 2019. This home is also located close to ATV/snow machine trails and features low taxes - only \$1447/year. 48 hrs irrevocable on all offers. Call today to book a personal viewing of this lovely unique home!

Roll # **574100004205203**
PIN **316230356**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	701-1000	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	TTL 3
# Full Baths	1	# Half Baths	TTL 2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE 2-Storey	FEATURES INTERIOR Central Air
		SERVICES AVAILABLE Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone	FEATURES EXTERIOR Deck, Storage Shed
		WATER/WELL Municipal Water	HEATING TYPE Forced Air
		SEWER/SEPTIC Sewer	HEATING SOURCE Natural Gas
		BASEMENT 1 Full Basement	DRIVEWAY SIZE Other
		EXTERIOR FINISH Brick, Siding	DRIVEWAY DETAILS Asphalt

Chattel Included **Fridge, Gas Stove, Microwave, SM Chest Freezer in Kitchen, Washer, Dryer, All Window Coverings, Shed, Portable Garage, Desk**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR
MFLR	BATH1	6.10 x 4.34	2-PC
MFLR	KITCH	18.64 x 9.49	
MFLR	LIVRM	14.29 x 11.21	
2LVL	BATH2	5.86 x 7.93	
2LVL	BDRM1	8.45 x 9.16	
2LVL	BDRM2	9.91 x 12.98	
2LVL	BDRM3	10.22 x 8.42	
BLVL	UTLRM	22.98 x 19.97	

LEVEL	ROOM	SIZE	FLOORING

List Office **Oak Realty Ltd. - OFFC: 705-848-9000**

Selling Office

Sold Price

Firm Date

Compliments of: **MEGAN WOODS - OFFC: 705-848-9000**

BROKERAGE STAFF

E-mail: **admin@oakrealty.ca**

Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**